

**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

March 14, 2007

The meeting was called to order at 4:03 p.m. by Chairman Harold Woodruff at 3600 Constitution Boulevard, West Valley City, Utah.

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

Harold Woodruff, Brent Fuller, Jack Matheson, Terri Mills, Karen Lang, and Phil Conder

ABSENT: Mario Cisneros and Dale Clayton

WEST VALLEY CITY PLANNING DIVISION STAFF

John Janson, Steve Pastorik, Steve Lehman, Ron Weibel and Lori Cannon

WEST VALLEY ADMINISTRATIVE STAFF:

Joseph Moore, CED Director
Nicole Cottle, Asst. City Attorney

AUDIENCE

Approximately 8 people were in the audience.

SUBDIVISION APPLICATIONS:

S-9-2007

Westridge Est. Subdivision Phase 4A (Amending a portion of lot 5 Ridge Estates Subdivision)

Ivory Homes

R-1-7 Zone

21 Lots

6.1 Acres

3.4 U/A

Mr. Steve Lehman presented the application.

BACKGROUND

Gonzalo Stevens, representing Ivory Homes, is requesting final plat approval for Phase 4A of the Westridge Estates Subdivision. This subdivision will also amend a portion of lot 5 of the Ridge Estates Subdivision. The subject property was rezoned from the Manufacturing Zone to the R-1-7 Zone and received preliminary plat approval in April 2005. As a condition of the rezone, a development agreement has been recorded to ensure that certain design guidelines be used in this development.

STAFF/AGENCY COMMENTS:

Public Works:

- ☐ Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.
- ☐ Follow recommendations outlined in the soils report.
- ☐ Dedication of all proposed streets to comply with Public Works standards.
- ☐ Storm drain issues to be addressed.
- ☐ Will need to provide a detailed grading plan.
- ☐ Coordinate access onto 5400 South with UDOT.

Building Division:

- ☐ Follow recommendations outlined in the soils report.

Utility Companies:

- ☐ Standard Utility Easements required.

Kearns Improvement District:

- ☐ Coordinate all matters pertaining to water and sewer services with KID.
- ☐ May need to install a secondary water system.

Fire Department:

- ☐ Project to meet all fire codes relating to this type of development.
- ☐ Hydrants to be shown on plat.

ISSUES:

This phase of the Westridge Estates Subdivision consists of 21 lots on approximately 6.1 acres. Lots range in size from 7,500 square feet to 12,665 square feet. The average lot size in this phase of the subdivision has been calculated at 9,450 square feet.

As part of the purchase agreement between the City and applicant, a development agreement has been recorded. The development agreement ensures that this community will have a combination of varying lot sizes, streetscape improvements, and upscale housing options.

Access to this phase of the development will be gained from 5400 South. A stub street will be provided to the north for a future connection with additional phases. Internal streets will be designed with a 54-foot right-of-way. This will allow for a 5-foot sidewalk and 5-foot parkstrip. As Ivory Homes has done in previous subdivisions, these areas will be planted with a specific tree variety.

An entry feature will be installed off of 5400 West. It will be similar to others that have been planned for this subdivision although at a much smaller scale. In addition to the entry feature, a masonry wall will be installed along the back facing lots adjacent to 5400 South. Construction of this wall will match the type already installed along 5600 West and Westridge Boulevard.

The developer will be responsible to coordinate the availability of all utilities for the subdivision. In the case of water and sewer, Kearns Improvement District has notified staff that these services are available for this site. In addition, KID has suggested the possibility that the developer will be required to install a secondary water system. These issues will need to be coordinated by the applicant with KID.

The proposed subdivision is located in the outer ring of the overpressure zone. City ordinance will require that certain construction standards be applied for all new dwellings. Ivory Homes is familiar with these standards and will coordinate building permit requirements with the Building Division.

A geotechnical report has been prepared for the subdivision. The report indicates that ground water was not encountered to a depth of 12 feet. A copy of this report and recommendations has been provided to the City Engineering Division and Building Official.

The west boundary of the subdivision is adjacent to the West Ridge Golf Course. Concerns have been expressed regarding the proximity of new housing to the golf course. The distance from the center of the fairway to the west boundary of the subdivision ranges from 140 to 170 feet. The closest point on the east side of the fairway is approximately 50 feet. During the review of phase 3 to the north, it was suggested that fencing be discussed as additional phases are reviewed. Staff has discussed this matter with Ivory Homes, and learned that they are not in favor of fencing these lots. They believe part of the satisfaction of living next to a golf course is having a feeling of openness as opposed to a large obstruction.

Ivory Homes further stated that potential buyer of these lots will be fully aware of the golf course and Ivory will inform them that additional fencing will not be installed. Staff will recommend that a note be placed on the plat regarding the golf course and its proximity to new residential uses. A similar note was placed on the Back Nine Subdivision plat which is adjacent to the Stonebridge Golf Course. In addition, Ivory may provide a disclaimer to potential home owners regarding this concern as well.

Applicant:

Chris Gamvroulas
978 East Woodoak Lane

Discussion: Mr. Chris Gamvroulas informed the Commission that Ivory Homes does not believe it is the responsibility of the developer to install fences. He said the buyers are buying with the knowledge of the golf course, and the homebuyers can install fences if they so desire. Ivory will place a notation on the plat, and will have golf ball easements

to alleviate concerns regarding errant golf balls. Commissioner Matheson asked if trees could be planted along the west property line, or the homeowner could be given a certificate to buy trees. Mr. Gamvroulas replied trees will be planted on the east side in the park strip area. He prefers the homeowners plant trees if they desire. Commissioner Mills asked about the long lot at the entry of the subdivision. She wondered if fencing would be restricted on that lot or how the developer foresees the lot being landscaped. Mr. Gamvroulas indicated they have not contemplated any fencing restrictions for this lot, and they are aware of the line of site. He said easements could be placed on the plat, assuring they will work with staff with whatever needs to be done. Mr. Gamvroulas believes it would be a nice sideyard for someone if landscaped well, as the buildable area will be pushed to the north.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Fuller moved to grant final plat approval for Phase 4A of the Westridge Estates Subdivision subject to the following conditions:

1. That the subdivision be guided by the design guidelines of the development agreement.
2. That the developer contact the Salt Lake County Auditor's Office regarding the subdivision name and all street names associated with the development.
3. That compliance be made with the Kearns Improvement District i.e., water line extensions, connections, water rights and fire protection.
4. That the developer coordinate with Public Works regarding the storm drain and grading plans for this subdivision.
5. That the developer coordinate all matters associated with any irrigation or open ditch systems with the City Engineering Division. The developer shall coordinate with any water users and the City Public Works Department as part of this recommendation.
6. That all streets be dedicated and improved according to plans and profiles approved by the City Engineering Division.
7. That recommendations outlined in the soils report be followed.

8. That all single-family dwellings be subject to the construction standards outlined in Section 7-10 of the West Valley City Code. This section outlines the requirements for construction within the Overpressure Zone.
9. That a note be placed on the plat notifying potential residents that this subdivision is located near the amphitheater and may be subject to occasional increased traffic and noise. Ivory Homes may be required to install sound attenuating devices as needed.
10. That a note be placed on the plat regarding the location of the golf course and the lots adjacent to the course may be subject to errant golf shots.
11. That improvements along 5400 South be coordinated with UDOT.

Commissioner Lang seconded the motion.

Roll call vote:

Commissioner Cisneros	Absent
Commissioner Clayton	Absent
Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Lang	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous – S-9-2007 – approved

S-45-2006

Hunter Village Subdivision – Phase 20 – Final Plat Approval

A Zone

39 Lots

11.3 Acres

Mr. Steve Lehman presented the application.

BACKGROUND

Randy Moore is requesting final plat approval for the 20th phase of the Hunter Village Subdivision. The proposed subdivision will also amend Parcel E of the Sugarplum Farms Plat 3 Subdivision. The subdivision is bordered by the Hunter Village Subdivision to the east and the Sugarplum Farms Subdivision to the south and west.

STAFF/AGENCY COMMENTS:

Public Works Department:

- Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.
- ☐ Contact Salt Lake County Auditor's Office for approval of street names and subdivision names.
- ☐ Revisions to plat required.

Building Division:

- Follow recommendations outlined in the ground water investigation. A more thorough soils report will be required for building purposes.

Utility Companies:

- Standard Utility Easements required.

Granger Hunter Improvement District:

- ☐ Project is subject to all GHID requirements and design standards.
- ☐ A special easement will be required to sewer the property.

Fire Department:

- Proposed fire hydrant locations need to be shown on subdivision plat.
- ☐ Project shall meet all provisions of Fire Code relating to this type of development.

ISSUES:

The proposed subdivision is located on a parcel presently owned by West Valley City. This parcel was originally platted as part of the Sugarplum Farms Subdivision. During the approval of the Sugarplum Farms Subdivision, it was thought that this property would be unable to develop because of its designation as a jurisdictional wetland. The property was set aside as open space which would have remained natural. However, subsequent to the recordation of the third phase of the Sugarplum Farms Subdivision, follow-up reports indicated that this area was not a jurisdictional wetland and could be eligible for development.

The proposed subdivision consists of 39 lots on 11.3 acres. This phase of the Hunter Village Subdivision is zoned A compared to the standard R-1-10 zoning for other phases in Hunter Village. However, the subdivision will be reviewed using the same density provisions as the Sugarplum Farms Subdivision. To better explain this, the total lot count in both the Sugarplum Farms and Hunter Village Phase 20 Subdivisions is 219 lots on 108 acres. This equates to an overall density of 2.02 units per acre. The allowable density for planned communities in the A zone is 2.4 units per acre.

Lots in the subdivision will range in size from 8,001 square feet to 13,836 square feet. The average lot size in the subdivision has been calculated at 9,708 square feet. All lots meet the frontage and area requirements of the R-1-8 zone.

Access to the subdivision will be gained from existing stub streets in the Hunter Village Subdivision to the east and the Sugarplum Farms Subdivision to the south. Both of these streets have different cross sections, but the right-of-way widths are similar. All streets will be dedicated and improved according to City standards.

A ground water investigation was completed as part of the City's selling agreement. This report indicated that ground water was encountered at a depth of 7.5 to 10 feet below the existing surface. Although shallow basements will be allowed, there may be locations in the subdivision where basements will not be allowed. For these areas, dwelling units will need to comply with City ordinances regarding larger garages and/or additional square footage for storage. After discussing this matter with the Building Division, the developer will need to submit a more detailed soils report to address soil characteristics.

An open area approximately 145 feet in width will separate this subdivision from the Hunter Village Phase 17 subdivision to the east. The open area is to accommodate existing storm water from the Hunter Village development south of 3100 South. This area will be maintained by the City and will include a future trail system in conjunction with the existing open space in the Sugarplum Farms subdivision to the south.

The subdivision is located in an area adjacent to existing storm water facilities to the north and east. Staff believes that these areas should be fenced. The developer explained during the preliminary hearings that these areas would be fenced with a vinyl product. Fencing along these areas will need to be coordinated with both the Public Works and Parks Departments.

Applicant:

Randy Moore

9691 Granite Woods Circle

Discussion: Commissioner Mills asked if an 'A' zone inside of a PUD could have the same options as what is allowed in an agriculture zone, specifically animals and a large number of dogs. Steve Lehman said the lots in this subdivision are not large enough to have agriculture animals. He noted there are some lots in Sugar Plum Farms that are near 20,000 sq. ft., and those lots will meet the agricultural definition allowing animals. Mr. Lehman explained the designation was left in place because the development that was proposed many years ago for Sugar Plum Farms did not warrant a rezone of the property. The City could choose to rezone the property to 'R-1-8' or 'R-1-10', but there is no reason to do this with the PUD designation. Commissioner Mills confirmed that would mean there would not be an issue with multiple dogs. Steve replied not that he could foresee. He reminded the homeowners could have pets like other people in a single family zone. The applicant, Mr. Randy Moore suggested this was most likely the last phase, but noted there are always possibilities. He mentioned it is a beautiful development, and residents are utilizing the parks and trails. Mr. Moore noted people seem to want to stay in the area. He agrees with all staff recommendations, reminding that the density for this development is lower than what was actually possible.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Matheson moved to grant final plat approval for the Hunter Village Phase 20 Subdivision subject to the following conditions:

1. That the developer resolve all staff and agency concerns.
2. That all housing comply with the City's current single family design standards.

3. That a more detailed soils report be submitted prior to the issuance of building permits. As a ground water investigation has already been completed, the soils report will simply need to address soil characteristics.
4. That the developer be responsible to resolve concerns regarding any existing irrigation systems. The developer shall coordinate this review with water users and the City Public Works Department.
5. That compliance be made with the Water Improvement District i.e., water line extensions, connections, water rights and fire protection. The developer shall also coordinate sewer connections.
6. That the subdivision name and all associated street names be approved by the Salt Lake County Auditor's Office.
7. That the developer install a vinyl fence adjacent to the City's storm water facilities. Said fencing will need to be coordinated with both the Public Works and Parks Departments.
8. That all streets be dedicated and improved according to plan and profiles approved by the City Engineering Division.

Commissioner Conder seconded the motion.

Roll call vote:

Commissioner Cisneros	Absent
Commissioner Clayton	Absent
Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Lang	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous – S-45-2006 – approved

CONDITIONAL USE APPLICATIONS:

C-5-2007

Colt Plaza Phase III, Lots 1 & 2

5640 W. Glen Eagles Dr.

C-2 Zone 1.23 Acres

Mr. Ron Weibel presented the application.

The applicant is requesting conditional use approval for a multiple tenant retail building of approximately 7,350 square feet of retail space on the first floor and 910 square feet of office space on the second floor. The location is 5640 W. Glen Eagles Dr. (2900 S.). The zone for this property is C-2 and it is in the 5600 West Overlay Zone. The West Valley City General Plan anticipates general commercial uses in this area.

Phase III of Colt Plaza is a continuation of the development on 5600 West that started with the Wal-Mart site south of 3100 South and has continued north. Lots 1 & 2 front on 5600 West and lots 3 & 4 are to the west and have previously had development approved.

As previously mentioned, this property is in the 5600 West Overlay Zone. There are enhanced landscape and streetscape requirements in this overlay zone and plans submitted by the applicant show that this development meets those requirements including pedestrian scale lighting along the sidewalk fronting 5600 West. The fifteen (15) foot wide landscape strip between the back of curb and the sidewalk must have a two to three foot high undulating berm.

Minimum parking requirements for the square footage shown would be 33 parking stalls for strictly office and retail uses. The site provides for 62 stalls which would allow for a restaurant use in at least part of the retail space on the first floor. Due to the restrictions of the overlay zone, drive up windows for restaurants and stand-alone fast food restaurants are not allowed.

The building is a one story retail building of stucco and brick with a second story office area over the southeast corner of the building. The office is 910 square feet and has a patio on the west side. There are also ground level patios on the north and south end of the building that could be used for outdoor seating for a restaurant. The building and site plan meet the Commercial Design Standards ordinance with the exception of bicycle parking. A bike rack for a minimum of three bicycles will need to be provided.

Access to the site is from Glen Eagles Drive on both the north and west side of the lot. There is no direct access to this site from 5600 West. There is also an internal access

point shown between this lot and the credit union lot to the south. This will allow cross access between these lots without having to go onto the public street.

The applicant has not submitted a sign plan yet, however one will be required to be approved by the Planning Commission prior to any sign permits being issued. All signs must comply with the West Valley City sign ordinance and shall be limited to monument signs and wall signs.

Applicant:

**Joe Cunningham
4139 South Colt Court**

Discussion: Ron Weibel explained the development was approved prior to the ordinance regarding streetscaping standards along 5600 West. Commissioner Matheson asked if there would be enough parking stalls for a restaurant. Ron replied the size of a restaurant would need to be limited, as there is only a certain amount of parking spaces available.

The applicant, Joe Cunningham noted this site is a continuation of his existing project on 5600 West. He said this will be a retail building, similar in appearance to the Washington Mutual building which is presently housing four-tenants. Mr. Cunningham has set the building on the site so it will have more parking than what is required. He mentioned there is cross easement parking across the entire project, including the adjacent credit union. This should alleviate any concerns regarding a possible restaurant. He acknowledged a larger restaurant would not want to locate in a strip mall, but they would like a higher quality restaurant that could accommodate approximately 3000 to 3500 sq. ft.

Commissioner Mills discussed concerns regarding the flat roof lines. Mr. Cunningham replied this is the architecture that has been developed throughout the entire development to stay compatible. He reminded the Planning Commission wanted the buildings to be compatible. Mr. Cunningham stated they are trying to be a little different from the other buildings, but still staying compatible. They have changed the exterior appearances with some brick and stucco. He reminded there is a dome on the credit union in the center of the development. Mr. Cunningham perceived there is some diversity with the buildings. Commissioner Mills reviewed the elevation facing 5600 West specifically windows and treatments. Ron Weibel showed Commissioner Mills the elevations. Mr. Cunningham mentioned the building has been pushed up towards 5600 West, so there is no real main entry. He commented when building on a corner with three or four sides, there has to be a rear location for dumpsters. Commissioner Mills asked if there would be something that would cover the silver boxes used for ventilation on the roof. Mr. Cunningham assured there is a three to four foot parapet and many of the boxes should be shaded depending on how far back the boxes are placed. He indicated they have tried roof-top

screens, but winds have ripped some of them off. Mr. Cunningham said he could have the boxes painted to be a compatible color with the building, as well as trying to keep them more to the west off of 5600 West.

Commissioner Conder asked about landscaping and trees in the parking lot area. Ron stated the landscaping plan shows trees in the middle of the parking lot in a curbed isle. He said that area did not look large enough to have a tree well. Mr. Cunningham replied if trees are required, then the area can be widened out to two-feet. He assured they would correct that with staff and do whatever is required.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Conder moved for approval subject to the resolution of any concerns raised at the public hearing, as well as the following conditions:

1. Landscaping and lighting shall be installed according to the requirements of the 5600 West Overlay Zone, including berming in the landscape setback.
2. The parking that is provided will allow for restaurant uses, but these shall not exceed the available parking for all uses in the building. No drive up windows shall be allowed for the restaurant uses and stand alone fast food restaurants are not allowed.
3. A bike rack for a minimum of three bicycles shall be installed.
4. All signage shall comply with the West Valley City Sign Ordinance and a complete sign plan shall be approved by the Planning Commission prior to the issuance of any sign permits.

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Cisneros	Absent
Commissioner Clayton	Absent
Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Lang	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous – C-5-2007 – approved

C-6-2007

Newport Auto Sales

4699 South 4800 West

C-2 Zone (0.45 acres)

Mr. Steve Pastorik presented the application.

Tim Anderberg is requesting a conditional use permit for a used auto sales business for property at 4699 South 4800 West. The property is zoned C-2 (general commercial) and the General Plan anticipates general commercial. Surrounding zoning includes C-2 to the north and east, C-1 to the west and R-1-6 to the south in Kearns. The surrounding uses are a car wash to the north, a Family Dollar store to the east, a Maverick convenience store to the west, and single family homes to the south.

This site was previously was originally approved as a Circle K a gas station/convenience store in 1985. The applicant is proposing to use the existing building as a showroom and offices. Attached to this report is a letter from the applicant that outlines his proposal. According to the applicant, no repair work will be done on-site and cars for sale will be washed at the adjacent car wash.

In his letter, Mr. Anderberg mentioned that he plans to paint the building. Staff requested that he bring in color samples of the proposed building colors.

After a site visit to the property on March 7th, 2007, staff recommends the following conditions of approval:

1. At least 5 parking spaces adjacent to the building shall be reserved for customer and employee parking.
2. No new parking lot lights were proposed as part of this conditional use permit. If additional lights are desired in the future, a light plan will need to be submitted, reviewed and approved before any new lights are added.
3. The broken window on the north side of the building shall be replaced.
4. The concrete shall be patched where the gas tanks and pumps were located.
5. The chain link fence along the northeast portion of the property shall be repaired or removed.
6. If a monument sign is desired in the future, the base of the sign shall include stucco that matches the existing building. A separate permit is required for any new wall signs or monument signs that may be installed.
7. Three (3) trees, in addition to the one existing tree, shall be planted as shown on the original approved site plan for Circle K. The types of trees planted shall be chosen from the list in Section 7-13-103.

8. A minimum 24' path behind the parking spaces and through the paved area in between curb cuts shall be maintained clear of any cars for sale or other obstructions.
9. The 4' space behind the building shall be either paved with asphalt as shown on the original approved site plan for Circle K or with ground cover like rock. This space shall be maintained free from weeds.
10. No auto repairs shall be conducted on-site.
11. There shall be no outside intercom/speaker system for this use.
12. The top, overhanging portion of the building shall be painted.
13. The applicant shall meet any requirements from the Public Works Department concerning drainage.

One additional condition that was discussed during the Planning Commission study session was to reduce the size of the south curb cut by expanding the landscaped area. With the exception of the missing trees, the landscaping is essentially installed as shown on the approved site plan. One comment made during the study session was that the applicant may need the wider curb cut for large trucks that deliver cars. The applicant wasn't sure if the trucks would be able to unload on-site or not.

Applicant:

**Tim Anderberg
4699 South 4800 West**

Favored

**Grant Stucci
Applicant's partner**

Discussion: The applicant, Mr. Tim Anderberg told the Commission that his project will turn the old vacant Maverick Store into a nice car dealership. Chairman Woodruff mentioned the question regarding the curb cut. Mr. Anderberg explained there is no location for trucks to unload the cars unless they stop in the middle of the road. He proposed the large trucks be able to pull into the car dealership, as it is large enough for the large trucks to unload and the curb cut should be left as is. Mr. Stucci said this is a busy intersection and the huge transport trucks will need a location to unload. He perceived the 50-foot curb cut would be ample, and they are requesting it be left as is. Commissioner Mills asked how many vehicles would be on display. Mr. Anderberg answered 30 to 40 cars. Mr. Stucci noted that with the drive-thru area, employee parking and required landscaping, there will most likely be 30 vehicles. Commissioner Matheson and Lang commented the wider curb would be more convenient when dealing with large trucks unloading vehicles. Commissioner Lang suggested concrete be placed in the four-foot area behind the building. Mr. Stucci requested bark or landscape gravel be placed in this location as it would be less expensive and water would drain more easily. Commissioner Mills did not want bark placed in the rear four-foot area due to garbage, weeds, and the need for constant replacement. Steve Pastorik discussed the storm drain box located on the northeast side of the property. He said if bark was placed in the four-foot area, excessive water may not flow the way it should. Chairman Woodruff asked if the applicant would be allowed to park and display cars on the landscaped area. Steve

indicated the applicant must have approval from the Planning Commission to do this. Mr. Stucci stated they plan to place a sign on the corner of the property and would like to relight the parking lot. He mentioned they now have a site lighting plan. Steve mentioned the light plan must be reviewed by the City's Engineering Department, reminding that residential is located across the street. Commissioner Conder questioned if a water separator would be required. Steve said the applicant must coordinate this with Public Works to verify they are in compliance. Mr. Stucci informed there is a car wash adjacent to this property, so this is where the vehicles could be washed. He assured all staff's conditions will be adhered to. Mr. Stucci displayed a color board of the building to the Commissioners.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Mills moved for approval subject to the following conditions:

1. At least 5 parking spaces adjacent to the building shall be reserved for customer and employee parking.
2. A light plan shall be submitted, reviewed and approved before any new lights are added.
3. The broken window on the north side of the building shall be replaced.
4. The concrete shall be patched where the gas tanks and pumps were located.
5. The chain link fence along the northeast portion of the property shall be repaired or removed.
6. If a monument sign is desired in the future, the base of the sign shall include stucco that matches the existing building. A separate permit is required for any new wall signs or monument signs that may be installed.
7. Three (3) trees, in addition to the one existing tree, shall be planted as shown on the original approved site plan for Circle K. The types of trees planted shall be chosen from the list in Section 7-13-103.
8. A minimum 24' path behind the parking spaces and through the paved area in between curb cuts shall be maintained clear of any cars for sale or other obstructions.
9. The 4' space behind the building shall be paved with concrete. This space shall be maintained free from weeds.
10. No auto repairs shall be conducted on-site.
11. There shall be no outside intercom/speaker system for this use.
12. The top, overhanging portion of the building shall be painted.
13. The applicant shall meet any requirements from the Public Works Department concerning drainage.

Commissioner Lang seconded the motion.

Roll call vote:

Commissioner Cisneros	Absent
Commissioner Clayton	Absent
Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Lang	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous – C-6-2007 – approved

PLANNING COMISSION BUSINESS

Approval of minutes from February 28, 2007 (Regular Meeting) **Approved**

Approval of minutes from March 7, 2007 (Study Session) **Approved**

There being no further business, the meeting adjourned at 4:39 p.m.

Respectfully submitted,

Lori Cannon, Administrative Assistant